

Outline of the Compromise on the Rural Policy Area

AR-1

Base Density – 20 Acres

Spin Off Lots – 10 and 5 Acres

Cluster Density – 5 Acres

Minimum Open Space Requirement – 70%

AR-2

Base Density – 40 Acres

Spin Off Lots – 20 Acres

Cluster Density – 15 Acres

Minimum Open Space Requirement – 70%

Difference in Plans –

Original AR-1/AR-2 Build-out:	approx. 10,000
A-3:	approx. 45,000
Clem/Burton:	approx. 14,000
Staton/Tulloch:	approx. 20,000
New Proposal:	approx. 18,000

The new proposal removes the potential for approximately 27,000 homes from Western Loudoun versus the projected A-3 build-out scenario. It is a slight increase over the Clem/Burton proposal, and a decrease from the Staton/Tulloch proposal. The new proposal incorporates all the changes made to the use list and performance standards that were discussed during our work-sessions.

How do we alter the proposed ordinance language in order to achieve this?

AR-1

- Alter Principal/Subordinate option to allow division by either 10 acres or 5 acres.
- Remove requirement for at least one 15 acre lot.
- Alter the cluster division option that allows a density of 5 acres.

AR-2

- Alter the cluster division option that allows a density of 15 acres.

Other Issues

- Leave all other amendments agreed upon at previous work-sessions in place.
- Amend Comp Plan to call for 20 acre and 5 acres zoning in AR-1, while calling for 40 acre and 15 acre zoning in AR-2

Transportation Improvements

Direct staff to begin the process of establishing transportation impact fees for Western Loudoun. This process will take some time and effort to establish, but the process can begin immediately.

Mick Staton Amendments to the Rural Zoning

I move to make the following amendments to ZOAM 2005-0002:

1. Page A-13 – Amend 2-103 (B)(1)(a) to change “20 acres” to “10 acres”
2. Page A-13 – Amend 2-103 (B)(1)(b) to change “10 acres” to “5 acres”
3. Page A-14 – Amend 2-103 (B)(4)(a) to change “15 acres” to “7 acres”
4. Page A-15 – Amend 2-103 (C)(1)(a) to change “20 acres” to “10 acres”
5. Page A-15 – Amend 2-103 (C)(1)(b) to change “10 acres” to “5 acres”
6. Page A-18 – Amend 2-103 (C)(4) to change “15 acres” to “7 acres”
7. Page A-18 – Amend 2-103 (C)(4)(a) to change “15 acres” to “7 acres”
8. Page A-37 – Amend 2-203 (C)(1)(b) to change “20 acres” to “15 acres”

I further move to make the following amendments to CPAM 2005-0005

1. Amend the Proposed Language for Rural Residential Text #1. to change “options to cluster or spin off residential lots at the equivalent of one dwelling unit per 20 acres,” to “options to spin off residential lots at the equivalent of one dwelling unit per 20 acres, or cluster residential lots at the equivalent of one dwelling unit per 15 acres.”
2. Amend the Proposed Language for Rural Residential Text #2. to change “options to cluster or spin off residential lots at the equivalent of one dwelling unit per 10 acres,” to “options to cluster or spin off residential lots at the equivalent of one dwelling unit per 5 acres.”
3. Amend the Proposed Language for Policy 2 under Rural Residential Policies to change “densities can be increased up to one dwelling unit per 20 acres when it is developed in a clustered pattern or a spin off lot subdivision,” to “densities can be increased up to one dwelling unit per 20 acres when it is developed in a spin off lot subdivision, or up to one dwelling unit per 15 acres when it is developed in a cluster pattern.”
4. Amend the Proposed Language for Policy 3 under Rural Residential Policies to change “densities can be increased up to one dwelling unit per 10 acres,” to “densities can be increased up to one dwelling unit per 5 acres.”